

**MIDLAND CITY COUNCIL
BRIEFING SESSION
MINUTES
April 11, 2023**



The City Council convened in briefing session in the Basement Conference Room, City Hall, Midland, Texas, at 9:00 AM, April 11, 2023.

Council Members present: Amy Stretcher Burkes, Dan Corrales, Robin Poole, Lori Blong, Scott Dufford, Jack Ladd, John Norman

Council Members absent: None

Staff members present: City Attorney John Ohnemiller, Deputy City Manager Morris Williams Jr, Assistant City Manager Tina Jauz

The meeting was called to order at 9:00 a.m.

The following matter(s), and any matter listed on the agenda for this meeting, may be discussed by the City Council:

1. Receive and discuss a presentation from Charles Harrington, Development Services Director, regarding a proposed Downtown Entertainment Overlay District and certain proposed amendments to the City's Zoning Ordinance.

Development Services Director Chuck Harrington gave a brief overview of the proposed Downtown Entertainment District. Mr. Harrington reviewed additional permitted uses, permitted land uses (brewery, micro without SUD) and prohibited land uses (laundry, commercial or self service). Mr. Harrington also reviewed key design elements (alley improvements, increased lighting, signage, inviting street furniture, landscaping bollards, metered parking), street redesign (curbless street, clearly striped pedestrian crosswalks, reduced speed limit, narrow lane width and wider sidewalks) and estimated expenses of \$1,158,000 (capital expenses, and operational expenses of \$458,977.00 – yearly).

In addition, Mr. Harrington reported on alcoholic beverage changes in the zoning ordinance. He also reported on front yard carports and front yard fences.

2. Receive and discuss a presentation from Christy Weakland, Finance Director, regarding the issuance of the final \$25 million of the authorized General Obligation bonds for streets and related utility improvements, as approved by voters November 7, 2017.

George Williford, Hilltop Securities, gave a brief overview of the issuance of the remaining general obligation street bond authorization. Mr. Williford reported that of the \$100 million

G.O. Street Bond Authorization, \$25 million remains for authorization. Mr. Williford further reported on the structure of the new issue, the general purpose debt service and reviewed the preliminary timetable of events.

3. Receive and discuss a presentation from Christy Weakland, Finance Director, regarding an update on the Water Billing System.

Finance Director Christy Weakland gave a brief overview of AMI Advanced Metering.

Ms. Weakland reported on infrastructure, data collectors across Midland and that the meter change-out program is complete.

With regard to systems, Ms. Weakland reported that the Northstar billing software went live March 30, 2020. The Neptune system provides meters and collectors and installation and support. The Smartworks system provides water data validation, reporting and analysis tools, and the Silverblaze system is the customer portal which is currently being implemented.

Ms. Weakland also reported on Water Accounts Receivable balance and other solutions in progress. It was stated that this is a national situation.

Reinstating the lien process that was placed on hold during COVID was briefly discussed.

Utilities Director Carl Craig reported that ARPA funds were given during COVID to offset some of the funding issues that would take place due to the pandemic.

All the business at hand having been completed, the meeting adjourned at 9:57 a.m.

PASSED AND APPROVED April 25, 2023.

Lori Blong, Mayor

ATTEST:

Marcia Bentley-German
City Governance Officer /City Secretary